

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	MAYFLOWER GRANDE	☒ Yes ☐ No	
Vendor	M/s. B&C Estates	☒ Yes ☐ No	
Flat no.	D-505	☒ Yes ☐ No	
Land area (sq. yds.)	37.15	☒ Yes ☐ No	
Built-up-area (sft)	1200	☒ Yes ☐ No	
Car Parking No		☐ Yes ☐ No	
Type	☐ Semi-deluxe ☒ Deluxe	☒ Yes ☐ No	
Buyers name, age, address, etc.	Check with booking form.	☒ Yes ☐ No	
Schedule of flat	Check with booking form.	☒ Yes ☐ No	
Boundaries: North	Open to sky	☒ Yes ☐ No	
South	Open to Sky	☒ Yes ☐ No	
East	Open to Sky	☒ Yes ☐ No	
West	6'-6" wide corridor	☒ Yes ☐ No	
Total sale Consideration (as per declaration form)	4340000/-	☒ Yes ☐ No	
PPT No.	146	N A	
Sale Deed value	4340000/-	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	24.03.2018	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>P. Ram</i>	Sign: <i>[Signature]</i>
Date: 24/9/16	Date: 31/10/16	Date: 03/10/2016	

APPROVED BY
03 OCT 2016
SOHAM MOH
MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	D-505		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	Yes	Yes / No	
A	Built-up-area	1,200	sft	
B	Undivided share of land	37.15	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	4,340,000	Rs.	
F	Registrars value of undivided share of land	445,783	Rs.	B X Land Rate
G	Registrars Const. Value	1,800,000	Rs.	A X Const. rate
H	Registrars Car Parking Value	50,000	Rs.	C X 100 sft X Parking Rate
I	Registrars two wheeler parking value	-	Rs.	D X 15 sft X Parking Rate
K	Registrars Total Value	1,850,000	Rs.	G + H + I
L	Sale Deed Amount	4,340,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	264,900	Rs.	L X rate + N X rate + incidental charges
P	Service tax	195,300	Rs.	E @ rate or N @ rate
Q	VAT	54,250	Rs.	E X rate
R	Total Taxes	514,450	Rs.	O + P + Q
P	Total Tax Percentage	11.85	%	R/E
Notes				
1	Registrars rates and other values:			
	Land	12,000	Rs. per sq. yd.	
	Construction	1,500	Rs. per sft	
	Parking	500	Rs. per sft	
	Stamp duty & reg charges	6.00	percent	on sale deed
	Stamp duty & reg charges	0.50%	percent	on agr. of const.
	Incidental charges - sale deed	4,500	Rs.	
	Reg. Charges - const. agr.	-	Rs.	0.50% upto a maximum of Rs. 20,000/-
	Undivided share of land	3.096	sq yds	per 100 sft of SBUA
	Sale deed ratio	100	percent	
	Service tax	4.50	percent	under const. of complex services
	Service tax - Const complex service	6.00	percent	under works contract
	VAT	1.25	percent	
2	Estimate as per prevailing rates that are subject to change.			
3	Applicability of service tax / VAT may differ from case to case.			
4	Some nationalized banks require registration of construction contract.			

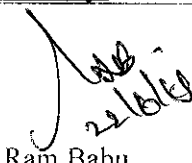
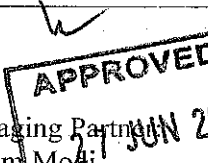
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	D-505		
Name of Buyer	Mr. Pramod Kumar		

A.	Total sale consideration.	Rs. 43,40,000/-	
B.	Less: Discount for on time payments.	Rs. 60,000/-	
C.	Less: Other discounts	Rs. Nil	
D.	Add: Reg. Charges	Rs. 2,60,400/- +Rs.4,340/- (GHMC mutation charges)	
E.	Add: VAT / GST	Rs. 33,000/- + 2,04,000/-	
F.	Add: Service Tax	Rs. 1,18,800/-	
G.	Add: Extra Specs Charges	Rs. (4,200)	
H.	Add: Misc. Charges	Rs. 5,080/-	
I.	Less: Amount paid	Rs. 48,72,000/-	
J.	Balance amount Due	Rs. 29,420/-	
K.	Refund	☐ Yes ☒ No	Rs.
L.	Interest Payable	☐ Yes ☒ No	Rs.
M.	Maintenance charges due from	May 2018	
N.	Buyer Info database balance	Rs. 29420	
O.	Tally balance	Rs. 29420	
P.	Remarks:		
	Corpus Fund Rs.25,000/- to be collected		
	Maintenance charges @ Rs.1500/- to be collected for initial six months		
	Membership fee Rs.50/- to be collected		

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	No
2.	No Due Certificate signed	No
3.	6 PDC for Maintenance Charges collected	No
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	No
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

			
G. B. Ram Babu	Accountant	Samba Siva Rao	Managing Partner
Date:	Date:	Date:	Date:

APPROVED BY

27 JUN 2018

SOHAM MODI

MANAGING DIRECTOR

Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

Interest calculation for delayed payments.						
Project Name	Mayflower Grande					
Flat no.	D-505					
Customer Name	Mr. Pramod Kumar					
Booked by	Musthaq					
Prepared by	Pavan					
Date	18.06.2018					
Sign						
Interest rate	18 % p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
10-Sep-16	25000	Booking Amount	-	-	-	25,000
15-Sep-16	-25000	Booking amt Rece	5	25,000	62	-
25-Sep-16	200000	First Installment	10	-	-	2,00,000
03-Oct-16	-200000	payment recived	8	2,00,000	789	-
05-Oct-16	-715000	payment recived	2	-	-	(7,15,000)
10-Oct-16	700000	Second Installmen	5	(7,15,000)	(1,763)	(15,000)
28-Dec-16	-100000	payment received	79	(15,000)	(584)	(1,15,000)
31-Jan-17	-1600000	payment received	34	(1,15,000)	(1,928)	(17,15,000)
28-Feb-17	1700000	Third installment	28	(17,15,000)	(23,681)	(15,000)
28-Sep-17	757500	Fourth Installmen	212	(15,000)	(1,568)	7,42,500
24-Nov-17	-630000	pmt rcd	57	7,42,500	20,871	1,12,500
20-Mar-18	757500	Fifth Installment	116	1,12,500	6,436	8,70,000
25-Apr-18	-72000	pmt recd	36	8,70,000	15,445	7,98,000
26-Apr-18	-200000	pmt recd	1	7,98,000	394	5,98,000
26-Apr-18	-240000	pmt recd	-	5,98,000	-	3,58,000
03-May-18	-260000	pmt recd	7	3,58,000	1,236	98,000
09-May-18	260400	registration charg	6	98,000	290	3,58,400
18-Apr-18	-830000	pmt recd	(21)	3,58,400	(3,712)	(4,71,600)
30-May-18	200000	On Completion Ar	42	(4,71,600)	(9,768)	(2,71,600)
18-Jun-18	271600	GST Amount	19	(2,71,600)	(2,545)	-
	0			Approx Interest Payable	(27)	

Note:

Column A, B & C: Enter Installemnts & payments received

Column B: Enter receivables as positive amounts & payments received as negative amounts.

Cloumns D to G: Do not change.

Sort columns A , B & C in accending order.

Calculate sum of Installments / Payments & Interest

c Charge Interest of Rs. _____ (or) ☒ Interest waived

☒ Allow on-time payment discount (or) c Reduce on-time payment discount to Rs. _____

Signature of Manager: _____ Signature of M.D.: _____

APPROVED BY
27 JUN 2018
SOHAM MUDI
MANAGING DIRECTOR

Sir,
Please allow O.P.S. de. Good.
22/6/18

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. PRAMOD KUMAR		
Flat / Bungalow No.	D-505	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	43,40,000
B	Add : Stamp duty & registration charges, Mutation exp	2,65,900
C	Add: Service Tax & VAT @ 4.5%	1,18,800
D	Add: GST @ 12%	2,04,000
E	Total Taxes (B + C + D)	5,88,700
F	Total amount payable (A+E)	49,28,700
G	Total Amount Paid	40,42,000
H	Balance Amount Payable (F-G)	8,86,700

K	Sale Deed Value	43,40,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	31,60,000	23,30,000	8,30,000
N	Own contribution (including taxes)	17,68,700	17,12,000	56,700

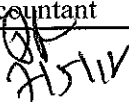
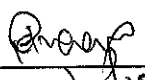
Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL			☐ Not required
			☐ Collect cq.at the time of registration
			☐ Security cq.received
Own contribution		56,700	☒ Not required
			☐ Collect cq.at the time of registration
			☐ Security cq.received
Balance HL Amount		8,30,000	☒ Not required
			☐ Collect cq.at the time of registration
			☐ Security cq.received

Remarks:

60,000/- on time payment discount given:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			07/05/18

